

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**August 20, 2015**



**RP15-20: Proposed replat of Lots 2R, 3R, 4R, 5R and 6R in Block 1 of the Hyde Park Addition**

**SIZE AND LOCATION:** 1.123 acres of land adjoining the southeast side of Natalie Street, south of its intersection with Boyett Street

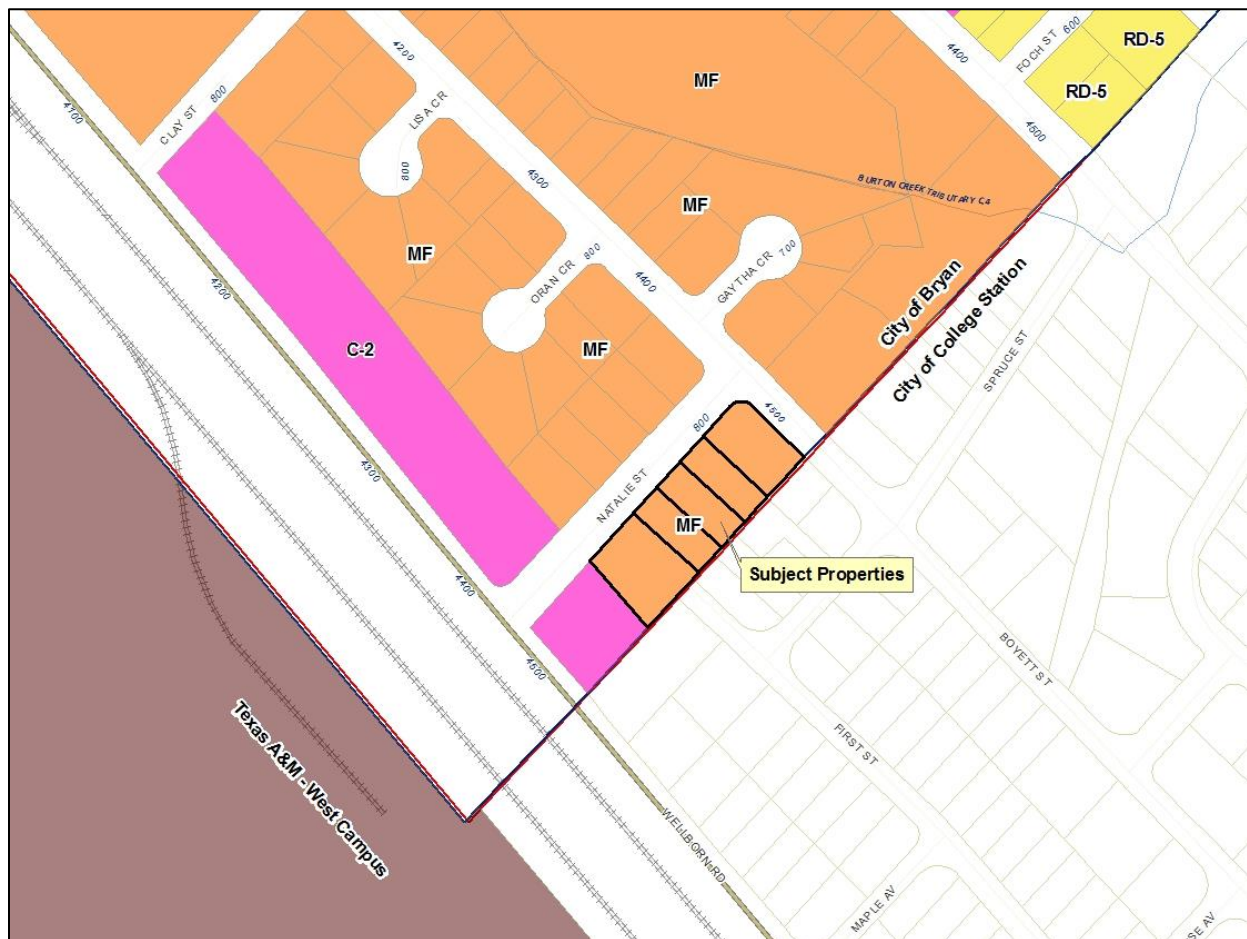
**EXISTING LAND USE:** Multiple-family residences (six individual four-plexes)

**ZONING:** Multiple-Family (MF)

**APPLICANT(S):** Veronica Morgan, Mitchell & Morgan

**AGENT:** Same as Applicant

**STAFF CONTACT:** Matthew Hilgemeier, Staff Planner



**Aerial, 2013:**



## **BACKGROUND:**

The applicant, Veronica Morgan of Mitchell and Morgan, on behalf of the property developer Natalie Studios, LLC, is proposing to replat the subject property from 5 lots (Lots 2R, 3R, 4R, 5R and 6R) to one large lot totaling 1.123 acres in Block 10 of the Hyde Park Addition. This request is being done to allow the applicant to construct a three-story, multi-family development on the property.

The Planning and Zoning Commission recommended approval of a change in zoning classification from Multiple-Family District to Planned Development – Housing (PD-H) zoning for the subject property, (case no. RZ15-14) at their July 16, 2015 regular meeting to allow the proposed three-story, multi-family project.

As part of this request to replat the existing 5 lots into one lot, a 10-foot public utility easement (PUE) located along the western property line which was dedicated with a replat of this block of the Hyde Park Subdivision (Volume 474, Page 383) in 1980 will be abandoned and removed. There are no public or private utilities existing in that easement.

## **RECOMMENDATION:**

The proposed replat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.